



**TEMPE HISTORIC  
PRESERVATION  
COMMISSION**

Ira Bennett, Vice Chair  
Anne Bilsbarrow  
Brad Graham  
Andrea Gregory, Chair  
Charlie Lee  
Brenda Shears  
Korri Turner  
Scott Solliday  
Vacant

**TEMPE HISTORIC  
PRESERVATION  
OFFICE**

Nathan Hallam  
Wm. "Billy" Kiser  
Alyssa Matter  
Joe Nucci  
Jared Smith  
Mark Vinson  
Durrant Williams

The City of Tempe is a  
Certified Local Government,  
in association with the United  
States Department of the  
Interior / National Park Service

Tempe Historic  
Preservation Office  
Community Development  
Department  
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# Tempe Historic Preservation Commission [Tempe HPC] MEETING MINUTES

**Date:** THURSDAY, August 9, 2012

**Location:** Hatton Hall 34 East Seventh Street

**Commissioners Present:** Brad Graham  
Andrea Gregory  
Charlie Lee  
Scott Solliday  
Korri Turner

**Staff Present:** Alyssa Gerszewski  
Nathan Hallam  
Billy Kiser  
Alyssa Matter  
Joe Nucci  
Jared Smith  
Mark Vinson  
Durrant Williams

**Public Present:** Karyn Gitlis  
Vic Linoff  
Gail Martelli

**Call to Order:** 6:00 P.M., Andrea Gregory, Chair

**1. Call to Audience** Karyn Gitlis thanked the commission for their hard work

**2. Approval of HPC Minutes** 07/12/2012 Tempe HPC meeting and HPC minutes 07/14/2012 (commission retreat)

*MOTION [TURNER]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 07/12/2012 AND TEMPE HPC RETREAT MINUTES FROM 07/14/2012, SECOND [GRAHAM], APPROVED, 5-0*

**3. Discuss & Consider Historic Neighborhood Reports**

- Gitlis: Discussion of her letter regarding the Maple Ash Neighborhood.
- Gitlis: Requests any assistance from Tempe HPC in future.
- Nucci: Discussion of City Council/Commissioner liaisons.
- Martelli: Discussion of BHDG, the sense of community, and Gracies.
- Graham: Shows Donovan Rypkema's *The Economics of Historic Preservation: A Community Leader's Guide*. Suggests the book be used for Council/Commissioner liaisons.

**4. Discuss & Consider Tempe Historic Preservation Foundation Activities**

- Nucci: Continue this item to September commission meeting.

**5. Discuss & Consider Commission Strategic Planning Retreat**

- Gregory and Nucci: Review Council/Commission liaison assignments.
- Nucci: Requests Scott Solliday confirm assignment to Councilmember Navarro – Solliday confirms.
- Nucci: Notes Commissioner Shears needs to confirm Councilmember Ellis.
- Gregory: Suggests HPC to consider image of building or location that conveys historic significance.

- Vinson: Suggests using hand colored sketches.
- Nucci: Tempe HPC to edit/prioritize list of topics for presentations.
- Gregory: Preservation Today as first presentation?
- Nucci: Discussion of HE designation in context of Prop 207 – summarizes previous conversation with City Attorney Ching clears way for HE classification.
- Solliday: Agrees to be contact for this project.
- Gregory: Will create GIS maps of historic properties in Tempe already locally or nationally designated.

*CONSENSUS THAT COMMISSIONER MEMBERS WILL SELECT IMAGES FOR COUNCIL/COMMISSIONER LIAISONS AND CONVEY SELECTION TO NUCCI OR GREGORY AT SEPTEMBER HPC MEETING.*

#### **6. Discuss & Consider Borden Homes Historic District Design Guidelines**

- Graham: Gives brief summary of BHDG neighborhood meeting on 08/08/12; conveys successful project completion and neighborhood adoption of guidelines.
- Graham: Believes the character defining features of three phases of Ranch Style to be strongest component of BHDG document.
- Nucci: Requests discussion on identification of Historic Eligible Properties at retreat.
- Gregory: Finalizes agenda for retreat and will provide final draft at July HPC meeting.

#### **7. Discuss & Consider General Plan 2040 Update**

- Hallam: Presents update on GP2040 and shows GIS of single-family historic subdivisions.
- Hallam: Plat maps, improvement district maps, and aerial photographs to be included.
- Hallam: Single-family GIS will be completed by September meeting.
- Hallam: Presents the GIS created for historic eligible properties and those already listed.
- Hallam: Designation information, Tempe HPO website, and Historic Subdivision property form to be included. Requests suggestions for what to include.
- Kiser: Did fieldwork with Hallam. Explored neighborhoods that are west and south of ASU Tempe campus to determine historic subdivisions that are no longer eligible.
- Kiser: ACS Historic Streetscape is a good resource for this.
- Gerszewski: Presents GIS of multi-family historic subdivisions.
- Gerszewski: Creation of GIS 85% complete. States it will emulate Hallam's inclusion of primary source information.

#### **9. Discuss & Consider Chair / Staff Updates**

- Gregory: Cultural Resource Area Presentation to be presented at September meeting.
- Gregory: Interns to receive comments on National Register nominations at September meeting.

#### **10. Current Events / Announcements / Future Agenda Items**

Next HPC Meeting Date Thursday 09/13/2012 6:00 p.m. at Hatton Hall, 34 E 7<sup>th</sup> Street

**Meeting adjourned at 8:07 PM**

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**Andrea Gregory, Chair**

*-minutes scheduled for HPC approval on 09/13/2012*

#### **FREQUENTLY USED ABBREVIATIONS OR ACRONYMS**

- CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.
- CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.
- DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.
- DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning
- DRC – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.
- GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.
- HPF – (see Tempe HPF) Tempe Historic Preservation Foundation
- HSRC – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.
- IBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.
- IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.
- NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.
- NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.
- PAD – Planned Area Development: site plan overlay to define development standards for a specific project.
- SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.
- SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.
- Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation
- Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”
- Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.
- THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.
- TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.
- ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.